096.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,000 / 799,000
					USE VALUE:	799,000 / 799,000
					ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSETTI SHIRLEY A & KURT/TRS
Owner 2:	PHILIP A ROSSETTI TRUST
Owner 3:	
Street 1:	105 FALMOUTH RD W
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSSETTI PHILIP A/ESTATE -
Owner 2:	-
Street 1:	105 FALMOUTH RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1926, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9097.000	309,300	4,700	485,000	799,000
Total Card	0.209	309,300	4,700	485,000	799,000
Total Parcel	0.209	309,300	4,700	485,000	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.07 /Parcel: 441.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62675

GIS Ref

GIS Ref

Insp Date 11/16/18

!7841!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,300	4700	9,097.	485,000	799,000		Year end	12/23/2021
2021	101	FV	298,400	4700	9,097.	485,000	788,100		Year End Roll	12/10/2020
2020	101	FV	298,500	4700	9,097.	485,000	788,200	788,200	Year End Roll	12/18/2019
2019	101	FV	250,300	4700	9,097.	485,000	740,000	740,000	Year End Roll	1/3/2019
2018	101	FV	250,300	4700	9,097.	415,700	670,700	670,700	Year End Roll	12/20/2017
2017	101	FV	250,300	4700	9,097.	388,000	643,000	643,000	Year End Roll	1/3/2017
2016	101	FV	250,300	4700	9,097.	332,600	587,600	587,600	Year End	1/4/2016
2015	101	FV	234,700	4700	9,097.	298,000	537,400	537,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:16:31

LAST REV

Date	Time
02/16/21	14:24:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7841

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSETTI PHILIP	67998-437		9/12/2016	Estate/Div		No	No		
	21349-561		8/1/1991		99	No	No		Philip Rossetti dod 1/12/11

USER DEFINED

Prior Id # 1:	62675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/1998	370	Manual	5,200					REROOF HOUSE/GARAG

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	Meas/Inspect	CC	Chris C
3/23/2009	Meas/Inspect	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/14/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9097		Sq. Ft.	Site		0	70.	0.76	4									485,037						485,000	

Total AC/HA:	0.20884	Total SF/SM:	9097	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,037	Spl Credit		Total:	485,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21972322
Const Adj.:	0.98990101
Adj $ / SQ:	132.815
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420189
Depreciation:	110930
Depreciated Total:	309259

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

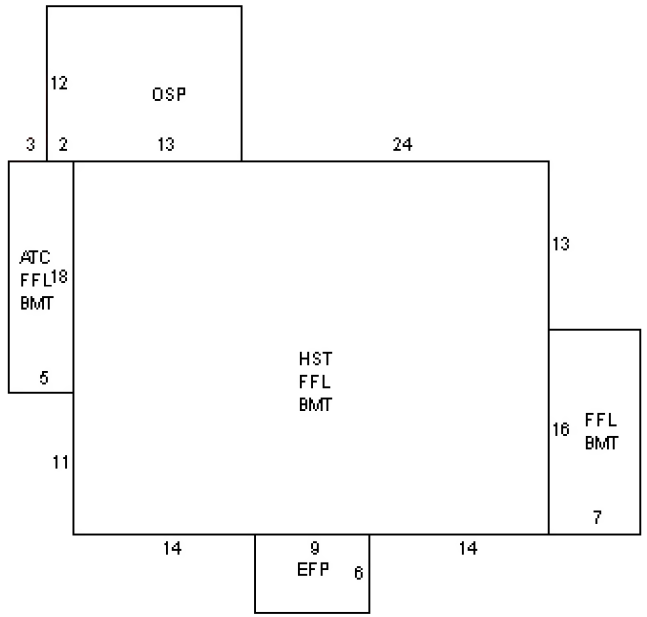
No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.10
Special Features:	0	Val/Su Net:	92.27
Final Total:	309300	Val/Su SzAd	167.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,275	39.840	50,802
FFL	First Floor	1,275	132.810	169,339
HST	Half Story	537	132.810	71,255
OSP	Screen Porch	180	27.950	5,031
EFP	Enclos Porch	54	71.870	3,881
ATC	Attic	32	132.810	4,184

Net Sketched Area:	3,352			Total:	304,492
Size Ad	1843	Gross Area	3947	FinArea	1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

096.0-0001-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1959	21.94	T	40	101			4,700			4,700
2	Frame Shed	D	Y	1	5X12	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700